

**STATE FACILITIES BOARD
MEETING MINUTES**

**STATE OF ARIZONA
27 June 2023**

A. CONVENING THE BOARD

In accordance with DoD Directive 5124.02, dated June 23, 2008, DoD Instruction 1225.08, dated February 28, 2020, DOD Manual 1225.08, dated February 21, 2020, and the Rules and Procedure, the board held a meeting at 1000 hours, Tuesday, 27 June 2023, at the Construction and Facilities Management Office (CFMO) located at 5636 East McDowell Road, Phoenix, Arizona 85008 and by Microsoft Teams.

B. ATTENDANCE

1. Principle Members Present:

LTC Peggy Grunewald – CFMO – AZ ARNG – Host
Lt Col Cassandra McCloud – AZ ANG, 161ST ARW
Lt Col Paul Boriack – AZ ANG 162ND FW
Mr. Mir (Ali) Mirsarraf – USAR
Mr. Jay Meynier - USMCR

2. Alternate Members Present:

Mr. Erik Stone – AZ ARNG
Mr. Richard Handorf – AZ ARNG
Mr. Jim Rieker – USAFR

3. Others Present:

Ms. Chris Keegan, AZ ARNG
Mr. Joey Beezley, AZ ARNG
Ms. Sarah Gwynn, AZ ARNG

4. Other CFMO Staff Teleconferencing:

Ms. Shelby Manning, AZ ARNG
Ms. Dorenda Coleman, AZ ARNG

LTC Grunewald called the meeting to order at 1300 hours.

C. ACTION ON MINUTES OF PREVIOUS MEETINGS

No motion was offered and seconded to accept the FY '22 minutes as submitted.

D. CURRENT AND PROPOSED CONSTRUCTION PROJECTS

1. The AZ ARNG (Army National Guard) discussed four projects:
 - a. Rita Road Military Installation Fund (MIF) Readiness Center in Tucson (FY '21). Close to the 100% design phase. We are hoping to receive Notice to Proceed within the next month or so from NGB.
 - b. Surprise Readiness Center: Project moved to FY 24. Working to get Design Build team on board.
 - c. Rita Road MIF Field Maintenance Shop (FMS). Currently competing for this project. Not on FYDP yet.
 - d. Florence (FMR) FMS #4 Add/Alt. This project will increase capacity at the FMS. Selected for Hardlock and we are hoping the project will get picked up in the next few years.
 - e. Florence (FMR) Collective Training (CT) Unaccompanied Housing, Open Bay. Selected for Hardlock and we are hoping the project will get picked up in the next few years.
2. The Arizona Air National Guard (AZ ARNG) 161st ARW has three projects:
 - a. Sky Harbor Airport – Main Gate Project is on an indefinite hold until base expansion COA is determined. This is an O&M project with an estimated cost of \$2.9M.
 - b. Sky Harbor Airport – ADAL (Add/Alter) Airfield Expansion. This project is on hold pending re-programming with NGB to account for economic inflation and construction cost increases since original estimates. Will probably use the NGB template for cooperative agreement with the airport.
 - c. Sky Harbor Airport – Lease Renewal/Expansion of Property. The previously approved Comprehensive Asset Management Plan is under revision by City of Phoenix. The funding source has yet to be determined. Still negotiating. Lease was renewed for the original property. Stalemate because of fair market value for the land. Looking into different options.
3. The Arizona Air National Guard (AZ ARNG) 162nd Wing discussed four projects:
 - a. Tucson Airport – Main Gate Land Acquisition. Money has been transferred to the Army Corp of Engineers. Working on the final documentation to complete the purchase to be finished by the end of this calendar year.
 - b. Tucson Airport – Main Gate Construction. Notice to Proceed once the land acquisition is finalized. We are hoping to request bids in Q1 FY '24

- c. Tucson Airport – Munitions Storage Area. The land was purchased last year. Project is 15% designed. Waiting on MILCON design money to push it forward. FY '27 FYDP. Will need to go through the Explosive Safety Board.
 - d. Tucson Airport – Aircraft Arresting Systems (new runway) in Tucson. Project is in design phase. On FYDP for FY '24 project for \$11.6M.
 - e. Tucson Airport – ADAL Fire Station. This project was initially an SRM project now has been converted to a MILCON project. It is at 95% design. Need some MILCON design money to take it to 100%.
 - f. Tucson Airport – Base Civil Engineer Complex. 35% design funded with local SRM money.
4. The U.S. Air Force Reserve (USAFR) provided five projects. All being UMMC for regular MILCON projects. None of the projects have started the design phase and are all on hold due to the A10's moving out of Davis Monthan.
- a. Davis Monthan Air Force Base (AFB) – POTFF Facility in Tucson with an estimated cost of \$8.5M for FY '23.
 - b. Davis Monthan AFB - 924 Squad Ops 47 FS (Fighter Squadron) in Tucson has been added as a unilateral project in the amount of \$5.5M for FY '24. It is a UMMC project. Project has been awarded.
 - c. Davis Monthan AFB - Security Forces Facility in Tucson has been added as a unilateral project in the amount of \$5.4 Million for FY '26. It is a UMMC project.
 - d. Davis Monthan AFB - 610 CAC (Community Activity Center) Admin. Facility in Tucson has been added as a unilateral project in the amount of \$8M for FY '23. It is MILCON project. Project has been awarded.
 - e. Davis Monthan AFB – Wing Facility. Project is an OBE and probably won't happen because the A10 mission has gone away. If it doesn't get awarded the project will be on hold.
5. The U.S. Army Reserve (USAR) discussed five projects:
- a. Construction of an AMSA-96 (Area Maintenance Support Activity) in Queen Creek at the Rittenhouse site. The land was BLM land then it was given to the Army National Guard. Project is a unilateral project.
 - b. Herrera Hall Army Reserve Center (ARC) / Vehicle Maintenance Shop (VMS) addition has been added as a unilateral project for FY '26-27. Costs TBD.
 - c. Herrera Hall ARC - Military Equipment Park (MEP) Expansion and Repave in Mesa is a unilateral project with an estimated cost of \$2.7M for FY '26-27.
 - d. ARNG / USAR Center – MEP Expansion and Repave in Marana is a unilateral project. Fiscal year and costs still TBD.
 - e. Buckeye ARC – ARC and VMS additions MEP Expansion is a unilateral project. Fiscal year and costs still TBD. Richard Handorf will reach out to Mr. Mirsarraf later this week along with Dan Collinsworth (CFMO's DPM Branch Chief) to see if we can optimize efficiencies.

6. The U.S. Marine Corps. Reserve (USMCR) had two projects added to the Project List. Davis Monthan and Luke AFB Overhead Cover and Davis Monthan Warehouse and Tactical Parking. Both are potential projects for the out years.

7. The U.S. Navy Reserve (USNR) was not present, no projects were discussed.

E. OPERATION AND MAINTENANCE (O&M) JOINT PROJECTS

No projects to report.

F. JOINT CONSTRUCTION PROJECTS FOR ENERGY, MAINTENANCE SERVICES, CONTRACT SERVICES, PARTNERSHIPS OR SUPPORT AGREEMENTS

The AZ ARNG conducted an Integrated Water and Energy Plan (IWEP) for the state. Contractor and consultants identified a lot of projects for future out years to build resilience and to help with sustainability and environmental protection. None of the other components had anything to share at this point in time.

G. VACANT OR UNDERUTILIZED FACILITIES THAT WERE REPORTED

There was nothing to report.

H. LAND AND REAL PROPERTY ACTIONS

The AZ ARNG has agreed on 20 acres from the Rittenhouse Training Site to be transferred to the USAR, 63D Readiness Division. They are working with the Army Corp of Engineers to finalize the action. Hopefully the project will be awarded in FY '24.

I. INITIATIVES FOR READINESS CENTERS FOR EFFICIENCIES AND READINESS

The AZ ARNG has currently completed the IEWP and is working to combine new energy projects with existing efforts.

J. PROJECT SUMMARY

- a. Number of projects reviewed: 26
- b. Number recommended for joint construction: 0
- c. Number recommended for unilateral construction: 26
- d. Number not recommended for construction: 0

K. NEW BUSINESS

N/A

L. NEXT MEETING

The proposed date for next year's meeting will be Tuesday, June 25, 2024.

M. ADJOURNMENT

The meeting adjourned at 1032 hrs.

N. AUTHENTICATION

See Attachment 2.

Attachments

1 – Project Listing

2 – Current Board Members and Meeting Minutes Authentication

State Facilities Board		
Board Membership Roster		
2023		
Arizona Army National Guard (ARNG)		
LTC Peggy Grunewald	Principle	peggy.i.grunewald.mil@army.mil;
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Mr. Richard Handorf	Alternate	richard.b.handorf.nfg@army.mil;
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Lt Col Cassandra McCloud	Principle	cassandra.mccloud@us.af.mil;
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Mr. William Morrissey	Alternate	william.m.morrissey9.civ@us.navy.mil;
Additional CFMO staff invites		
Mr. Joey Beezley	Planner 3	william.j.beezley3.nfg@army.mil;
Ms. Dorenda Coleman	Land Manager	dorenda.j.coleman.nfg@army.mil;
Ms. Chris Keegan	Admin. Assistant	christine.a.keegan.nfg@army.mil;
CPT Brian Miller	Env. Branch Chief	brian.s.miller120.mil@army.mil;
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2023 Current Board Members and Meeting Minutes Authentication

Arizona Army National Guard (AZ ARNG)

Principle Member

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Alternate Member

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Alternate Member

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2023 Current Board Members and Meeting Minutes Authentication

Arizona Air National Guard (AZ ANG) - 161st Air Refueling Wing (ARW)

Principle Member

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2023 Current Board Members and Meeting Minutes Authentication

Arizona Air National Guard (AZ ANG) - 162nd Fighter Wing (FW)

Principle Member

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U.S. Air Force Reserve (USAFR)

Principle Member

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2023 Current Board Members and Meeting Minutes Authentication

U.S. Army Reserve (USAR)

Principle Member

AUTHENTICATE MINUTES

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2023 Current Board Members and Meeting Minutes Authentication

U.S. Marine Corps. Reserve (USMCR)

Principle Member

AUTHENTICATE MINUTES

Joseph C Meynier AIA

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Alternate Member

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2023 Current Board Members and Meeting Minutes Authentication

U.S. Navy Reserve (USNR)

Principle Member

AUTHENTICATE MINUTES

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